

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SAN JOSE DIVISION

SECURITIES AND EXCHANGE  
COMMISSION,

Plaintiff,

v.

SMALL BUSINESS CAPITAL CORP.; MARK  
FEATHERS; INVESTORS PRIME FUND,  
LLC; and SBC PORTFOLIO FUND, LLC,

Defendants.

Case No. 5:12-CV-03237-EJD

**ORDER GRANTING APPROVAL OF  
SALE PROCEDURES FOR LOAN  
PORTFOLIOS AND 7(a) LICENSE;  
AUTHORIZING ENGAGEMENT OF  
VOIT REAL ESTATE SERVICES LP  
AS BROKER**

**[Re: Docket Item No. 762]**

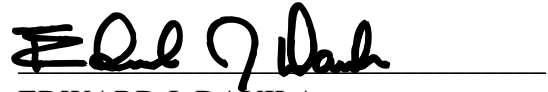
Presently before the Court is Receiver Thomas A. Seaman's Motion for (A) Approval of Sales Procedures for Loan Portfolios and 7(a) License and (B) Authority to Engage Voit Real Estate Services LP as Broker. Having fully reviewed the parties' pleadings and after hearing oral argument, the Court orders as follows:

1. The Motion is GRANTED;
2. The procedures for the sales of the 7(a) Loans and SBLC Lending License, and the 504 Loans and Non-SBA Loans laid out in the Motion and exhibits thereto are approved;
3. The requirements of 28 U.S.C. § 2004 are waived for such sales;
4. The Receiver is authorized to engage Voit Real Estate Services LP ("Voit") as broker for the sales on the terms and conditions as specified in the Listing Agreement attached as

Exhibit A to the Declaration of Thomas Seaman in Support of the Motion, subject to Court approval of the final commission to be paid to Voit.

**IT IS SO ORDERED**

Dated: May 9, 2014



EDWARD J. DAVILA  
United States District Judge